FORM NO. WD-1

BOOK 5161 PAGE 960

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Donald E. Riggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Riggs et ux (NAME)	Third National Bank in Nashville (NAME)	104-5-287
3604 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	26W1495
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vernon E. Long and wife, Ada M. Long

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Riggs and wife, Kathleen M. Riggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot 253 on the map of Richland Realty Company's 2nd Subdivision, Division B, as of record in Bood 332, page 92, Register's Office for Davidson County, Tennessee.

Also being Lot 253 on the map of Richland Realty Company's 1st addition to Division B, as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot 253 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines, 200 feet to an alley.

BEING the same property conveyed to Vernon E. Long and wife, Ada M. Long, by deed from Charles F. Turner, Jr., James Frederick Turner, and Franklin, L. Turner of record in Book 4791, page 526, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Also conveyed herein is a 2 foot easement for driveway over the westerly 2 feet of Lot No. 254 as granted in Book 3538, page 606, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 3604 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of June, 19 77

Vernon E. Long
VERNON E. LONG

Ada M. Long
ADA M. LONG

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon E. Long and Ada M. Long,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 19 77

Commission expires 10-9-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

VERNON E. LONG AND WIFE,

ADA M. LONG

TO

DONALD E. RIGGS AND WIFE,

KATHLEEN M. RIGGS

E 10244

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IDENTIF. REFERENCE

JUN 21 12 35 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

$ 22.23 Section 4(b) Chapter 1 Acts of 1973

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN21 77	CONV	47,000.00			
JUN21 77	S'TAX		B*	122.20	
JUN21 77	PR'FEE		B*	.50	
JUN21 77	W'DEED		B*	4.00	* 126.70